

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
JUNE 1, 2017 THURSDAY

**CALL TO ORDER:**

The Board of Directors' meeting was called to order at 6:00 p.m. by Paul Summers, President. Present: Connie Hall, Vice-Pres.; Maryann Delay, Secty.; Adam Sycz, Dir. and Vendel Orban of CM Property Mgmt. Absent: Lenore Murphy, Treas. The Board moved to Executive Session at 6:00 p.m. The Board left Executive Session at 6:40 p.m., moving to Open Session.

**OPEN SESSION:**

There were no unit owners present.

**MOTION** made by M Delay to approve May 4, 2017 minutes, second by C Hall. Motion carried.

**MANAGER'S REPORT:**

Financials for May 1-31 were reviewed. Total Liabilities/Equity is \$349,742.04.

The improvements to the common buildings will be removed from General Maintenance and reclassified as Capital Improvements.

**OLD BUSINESS:**

**MOTION** made by M Delay to accept CM's bid to replace ten chandeliers in the common buildings at a cost of \$800, second by C Hall. Motion carried.

**NEW BUSINESS:**

**MOTION** made by A Sycz to accept bid from S&T Landscaping, Torrington, CT to add top soil, seed and hay at various locations on the complex at a cost of \$2,854.50, second by C Hall. Motion carried.

**MOTION** made by P Summers to approve Proposal to Modify submitted by Unit 27 to install new front storm door and new slider door/screen to be installed by Peter R. Elliot, Norfolk, CT, second by C Hall. Motion carried.

**MOTION** made by P Summers to approve Proposal to Modify submitted by Unit 91 to install 12' X 10' awning above slider on deck, Beauty Mark, color linen, purchased at Home Depot, to be installed by Kevin Trumbull, New Hartford, CT, second by C Hall. Motion carried.

**MOTION** made by P Summers to approve replacing stairs at Bldg 4 on St Andrews Close with bluestone to be done by 4MD at a cost of \$1500, second by C Hall. Motion carried.

**ADJOURNMENT:**

**MOTION** made by P Summers to adjourn at 7:50 p.m., second by C Hall. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary

**MOTION** made via email on May 9, 2017 by C Hall to approve purchase of 16 lever door handles from Carl's True Value, Torrington, CT, to be replaced in common buildings, costing approximately \$25 each, second by M Delay. Motion carried.

**MOTION** made via email on May 9, 2017 by C Hall to approve purchase of 10 chandeliers from Lowe's, Torrington, Ct, to be replaced in common buildings, costing between \$113-\$119 each, second by M Delay. Motion carried.

